



# BID INVITATION

HMRdNCT8 6-28-17

## Ullery Family Farm

New residential 4 bdrm, 3½ bath structure, 2 levels w/ crawl space.

Site location is: 3830 Huffine Mill Rd, just 330 yds. off H61, Gibsonville, NC 27249, Apple Farm Acres #8, 10.4 acres, Washington Township, Guilford County, Tax Parcel 0126597 Deed Book 7056, Page 233, Joseph G. Stutts Surveyor

Complete construction plans available via email by pdf attachment. 2'x3' hard-copy prints available at Rose Reprographics or in their Plan Room at both Greensboro and Burlington. Area map, site plan, all print pages as pdf docs, and specifications also available on-line at

<http://dbuhomes.com/no-carolina-huffine-mill-rd-home/>

Dr. Bill Ullery, owner/builder (licensed general contractor in AZ; [www.dbuhomes.com](http://www.dbuhomes.com))

Bill's cell 928-716-3014, email [dbu@dbuhomes.com](mailto:dbu@dbuhomes.com):

Julie Ullery's cell 336-558-5624, email [jullery32@yahoo.com](mailto:jullery32@yahoo.com)

Offices at at the job site on 3830 Huffine Mill Rd, Gibsonville, NC 27249-9727

2304 Baytree Dr. Greensboro, NC 27455 and 750 Little Dr. Lake Havasu City, AZ 86406;

General contractor Steve Almstead, 336-669-0459, email [jsalm127@aol.com](mailto:jsalm127@aol.com)

Contractor/consultant; Kirk Rucker, 336-209-8987, email [krucker2@triad.rr.com](mailto:krucker2@triad.rr.com)

Liens NC registration #568283, details at DBU website; [Ullery NC new-home project](#)

Please respond by pdf email attachment to; [dbu@dbuhomes.com](mailto:dbu@dbuhomes.com)

### SQUARE FOOTAGE:

FIRST FLOOR HEATED	3,081	SECOND FLOOR HEATED	792
FUTURE BONUS ROOM	486	COVERED FRONT PORCH	155
COVERED SIDE ENTRY	38	COVERED SCREENED PATIO	354
GARAGE 3-CAR	981	UNCOVERED PATIO	320

4,609 sq ft under roof level 1 , 2978 sq ft under roof level 2, 7,587 sq ft under roof total

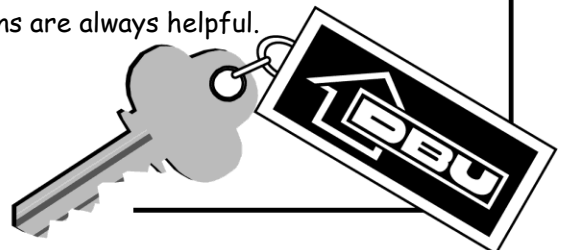
Invoices typically received via email attachment are paid on a 2 to 7 day cycle upon completion of work, relevant inspections, or otherwise negotiated per bid response. This rapid invoice payment cycle is predicated on subs/vendors doing quality work on-schedule. DBU with 530 custom homes over the past 24 years, has a sterling performance record with clients, subs, suppliers, fiscal management, invoice processing, and payments. The construction superintendent DBU owner/builder-contractor Bill Ullery will be on site to insure a well-managed project. All subs and vendors will get a weekly update of project status and phone calls on scheduling.

### **SPECIALTY TRADE SPECIFICS:**

Line item costs preferred as the details are important. Options are always helpful.

Please include time-lines to complete work in phases as bid.

**Make it DBU and YOU...**



# SPECIFICATIONS

Ullery Family Farm

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## ROOM SIZE ESTIMATES:

Great Room 21x20

Kitchen 13x16

Breakfast Area 13x13

Dining 13x15

Mst Bdrm #1 16x15

Mst Bdrm #2 16x14

Bdrm #3 13x15

Bdrm #4 13x12

Den 11x12

Foyer 8x15

Craft Room 6x14

Laundry 10x6

3-Car Garage 26x36

Rear Covered Screened Patio 24x15

Rear Patio Slab 25x16

Front Covered Porch 22x9

Heated 2<sup>nd</sup> Level 792 sq ft

Future Bonus Room 486 sq ft

Two attic storage areas approx. 1,700 sq ft

## PRINT DETAILS:

### **Site Prep (some of which is now done):**

- We have cleared and graded an access road; about 800' of old logging road, graded to about 12' wide with a culvert. We graded 350' of road through existing clearing to house. Finish gravel after completion of construction.
- We have cleared/mulched underbrush up to 3" dia., approximately 25' adjacent on each side of access road and on perimeter of open area. Do not mulch along Huffine Mill Rd or in the area next to adjoin property of Brandewie (keep these areas thick as a screen)
- Duke Electric has set a pole for temp electric service. Electrician finished a connection from line provided by Duke.
- Duke Electric did trench to home, layed conduit, and line from Huffine Mill Rd. CenturyLink cable/phone laid a cable for high speed Internet.
- Water well done.
- Septic done.
- Pre-fab steel RV barn with a 40'x40' mono-pour slab tbd (and trenching for electric and water). 16'w x 40'd center section with 12'x40' lean-to sheds on each side. Overall barn is 42' wide x 41' deep. One water spigot connection at barn from service line.
- DBU provided a 15 cubic yard dumpster.
- Grade site to print specs.
- 0 = normal grade of land
- //// = 6:1 slopes graded
- DSP = Down Spout Pipe w/ 4" drain pipe 20' to an opening at grade-level surface and downhill from house for rain drainage away from home (by landscaper).
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### **Foundation and concrete pad area preparation:**

The foundation areas include a *GMX Drain Max Soil Strip Drain* system around the foundation perimeter and exhausted downhill per NC standards on house foundations.

As noted on site plan and specifications sheet, rain gutter/downspouts are to be piped by landscaper to drain water about 20' down-hill from the foundation.

### **Concrete slab sub-grade base requirements:**

#### **Foundation:**

- As of 2-17-17, we changed from a ventilated crawl space to a sealed crawl space system.
- Foundation walls between garage and house and rear patios will require less than 3' of backfill
- The basic crawl space clearances are about 3-4' per NC standards.
- Pest-termites control treated. Vapor barrier. One or two 3'x3' crawl space access aluminum doors by framer near blower units. Two lights, two heat pumps, two HWH's.
- Thermidor or equivalent termite treatment.
- Concrete pad in front of garage OHD, full width of garage.
- Concrete pads on east and west sides for three HVAC compressors to be provided by HVAC sub. A concrete pad on west side for one standby generator will be needed.
- Front porch, rear patio, patio slab stamped paver style, dark brown concrete, color tbd by J (Julie)

#### **Sealed crawl space in process:**

- HVAC sub will provide a damper connection near blower.

### Main structure:

- Use treated sill plates on all external foundation walls, caulked and sealed for insect control, ES or Energy Star standard for a sealed crawl space.
- Borates pest proofing as an option on all interior and exterior sole plates by owner.
- 9' ceilings level 1 and level 2.
- Underlayment under vinyl in mst bath #1 to match surface level of carpeted floors .
- 18x8 and 9x8 garage OHD's (no windows) insulated w/openers
- Great Room , 12x8 window wall, four 3' panels, two SGD's. Vinyl dual pane Low E.
- Energy Star (ES) specs and HERS inspection (sole plate sealing, drywall ceiling-wall intersection sealing, air returns, etc). If possible, upgrade attic, side-wall, and crawl space batts
- Energy Star std caulk and sealant package.
- Insulation and moisture control elements for a sealed system crawl space.
- This home has no steps of any kind anywhere other than stairs to level 2 and from sidewalk to front porch (two small but wide steps).
- Shower floors in both master bath #1 to be level with bathroom floor, no curbs. Thus, at framing, recess shower area sub-floors 3" to accommodate liner and base for tile.

### Exterior:

- High performance drainable PermaPro house-wrap or equivalent or better.
- Siding as shown in elevation photos is pre-finished vinyl, style & color tbd by J.
- Vinyl ventilated overhangs (no wood).
- Vinyl clad for posts and ceilings on porch and patio...no wood.
- Gutters and downspouts prefinished seamless aluminum.
- Vinyl or fiberglass exterior window shutters front only, tbd by J.
- Pine Hall Brick Blackmoor oversized from Pine Hall or Reidsville Bldg supply.
- **Natural stone veneer on front only, Catalina Silhouette Ledge by Piedmont Stone...verify.**
- Roofing: CT Landmark Pro series asphalt shingles; weathered wood, triple-layer protection, 250 lbs., 40-year warranty. Bid also single over-type continuous ridge vents.
- Steel roofing on front porch and small appendages on front of garage.
- Vinyl single hung Low E, dual pane windows w/ wood interior trim. Between-pane grids front only. Half screens for all SH windows. Window shutters front only.
- Screened rear patio, tbd by Bill. ScreenEze system.

### Plumbing:

- PEX water lines.
- Minimize use of copper pipes. Do not use schedule M. Use L if needed.
- Test well water. Bid NUVO softener w/ two 5 micron canister filters on inlet side as an option. Bid as an option, AquaSana system or other appropriate water softener/treatment for the specific well system and water on this site.
- Water pressure tank in crawl space.
- Two 38 gal low-boy 220v HWH's Rheem or BradfordWhite, each below a master bedroom closet (one services mst bdrm #2, K, guest bath, garage. The other services mst bdrm #1 and level 2). Bid an extra anode as an option.
- Water line to kitchen frig.
- Fiberglass tub-shower level 2.
- Cabinet/counter sub to provide all kitchen, bath, and laundry sinks.
- Granite counters kitchen w/ farm-style sink, mounting yet to be determined. Granite or solid counters in bathrooms, tbd by J.
- Delta or equivalent faucets, baths brushed nickel, tbd by J.

- Shut off valves to all sinks, water closets, faucets.
- Exterior faucets front, garage side, rear patio, under patio near breakfast nook/dog door.
- Utility tub in garage by plumber.
- Optional pool; 10x20 game pool, 3'-5'-3', heated, tbd by Bill.
- Show Lp tank and lines to pool and house. Gas drops for sealed gas fireplace, open patio BBQ, kitchen range, standby generator, possible future pool heater. (Ovens to be electric.)
- 4 Vortens white elongated comfort toilets or equivalent.
- Install one Toto hands-free toilet seat w/water connection, unit provided by DBU.
- 3 Moen T2152ORB shower trim and valves or equivalent.
- 7 Moen 6610ORB lav faucets or equivalent.
- 1 Aquatic 60x42 skirted jetted tub with controls or equivalent and with trim to match shower and lavs, or equivalent.
- 1 Double-ended Cast Iron 72-inch Pedestal Bathtub with 7-inch Drillings by Kingston Brass or equivalent tbd by J. Fixtures to match showers and lavs.
- 1 Delta 9197-RB-DST kitchen faucet or equivalent tbd by J.
- Bid as an option a residential fire cabinet with hose.

#### **Kitchen/baths/laundry:**

- Cabinets and counters tbd by J.
- Kitchen center island; 36" deep cabinets, doors on both sides, counter overhangs on one side, 3.5' clearances.
- Wood toe kicks under all cabinets.
- Show trash compactor, DW, sink on center island.
- Kitchen cabinets on wall; 24" deep std. Double door std frig.
- All appliances tbd by J.
- Exterior vent for laundry room dryer. Exterior vent if possible for kitchen range.

#### **Interior trim;**

- Doors, thresholds, showers, etc. for handicapped access.
- Pre-mfg. 8000CLX Heat-n-Glo 42" gas single-side fireplace with black folio front, metal refractories, electric ember bed, blower, remote, tempered glass, ceramic logs and components vented out the top. Install per U.L. listing #127, provide installation instructions to inspector at framing inspection.
- Fireplace stone veneer Natural stone veneer on front only, Catalina Silhouette Ledge and Virginia Ledge, Piedmont Stone...verify.t
- Rear patio Ben Franklin type wood fireplace, rear patio. Mounted on concrete covered patio slab, brick surround.
- Most interior doors 3o8o hollow core where possible on level one. Louvered doors den to hall, hall to mst bdrm #2, and pantry.
- 6'-8" hollow core doors level two.
- MDF baseboards, casings, crown molding all rooms; 3-1/2" door casing, 7-1/4" baseboards and crown molding. Style for trim and crown molding tbd by J.
- Vinyl coated shelving closets and pantry as an option. Seats in both mst closets and hall at side door likely furniture, tbd by J.
- Door hardware likely brushed Tuscan nickel w privacy locks on baths and bedrooms, tbd by J. Door stops all doors.
- All doors keyed alike. Deadbolts on all exterior doors including rear security screen door.
- Bath mirrors w casing material as picture-type frames tbd by J.
- Carpet in bedrooms, closets, den. Carpet, vinyl, tile tbd by J.
- $\frac{3}{4}$ " prefinished hardwood floors GR, foyer, K, D, pantry, breakfast area tbd by J.

- Manufactured floors two master baths, guest bath, 2nd floor, laundry, and craft room. Tbd by J .
- Front door; 3' x 6-8' w sidelights and transom, tbd by J. Front full-tempered glass storm door.
- Two fiberglass rear doors w/ security reinforcement kits. Adjoining studs reinforced.
- Security 3068 screen rear door to rear foyer; tbd by Bill.
- 5/8" drywall all ceilings.
- Drywall nailed and screwed. Note sheer panels.
- Smooth finished ceilings and walls.
- Paint colors tbd by J.

**Electrical & HVAC Plan** (see electrical summary and print pages):

- Duke Electric temp # 1748-1949-9478. Perm # 1748-2008-4558. We did activate temporary service prior to foundation work.
- The "saw" service (pole set by Duke) has one 50 amp RV recep, four 110 v 20-amp WP outlets.
- We will install a 400 amp service for the house. Sub-panel at RV barn. Sub-panel in closet for mst bedroom #1 to service 220v and 110v equipment on that side of home.
- We did activate high speed internet service by CenturyLink #336-446-0620. We did activate a Wi Fi connection; DBU3. Password dbuh1633 and can be used by subs/vendors at the job site.
- Three HVAC zones (see plan for zone specifics); one 15 SEER electric heat pump unit for each master bedroom and adjoining areas, blowers in crawl space. One unit for level 2, blower unit in attic. Bid R8 ducts as an option. Bid SEER 15 options.
- Zone 1 includes master bdrm #1, bath, WIC, den. Zone 2 includes the rest of the first floor. Zone 3 is the heated areas of second floor.
- Bid as an option, a sealed crawl space system with appropriate connections to the HVAC system or an alternative code approved moisture control system.
- Two crawl space lights and two 110v outlets near blowers.
- Bid as an option, standby Lp gas generator GENERAC 2017 22KW model #7043 installed, manual start, manual connection. DBU will provide an Lp gas line at house along with kitchen appliances.
- One 50 amp RV outlet and two 110v WP outlets, one on each side of RV section. One security motion light outside and one inside at peak center of RV door.
- Security motion lights on home per electrical plan.
- Bid as an option, approx. 900' of 1" underground conduit to road from house for a powered gate.
- Install 1" underground line house to RV barn.
- Front and rear door bells.
- GFI's to cover garage, all bathrooms, kitchen, laundry, patio/interior, and RV barn.
- LED fluorescents in garage, laundry, craft room, two WIC's, and rear entry hallway.
- LED lighting fixtures throughout per summary list.
- Motion activated lights where noted.
- Door activated light switches on pantry, foyer closet and two rear hallway closets.
- Electrical connections for one jetted tub mst bath #1 with access panel from crawl space.
- Phone and cable jacks most rooms.
- Electrical/phone connection for security system main box in mst bedroom #1 closet.
- Carbon monoxide detectors near each master bdrm and level 2 per code.
- Smoke/fire detectors per code.
- Bid as an option, security system; [www.2gig.com](http://www.2gig.com) and security cameras; [www.icrealtime.com](http://www.icrealtime.com)
- See electrical plans pages 8-9-10 on DBU's website for crawl space, level 1, and level 2.